

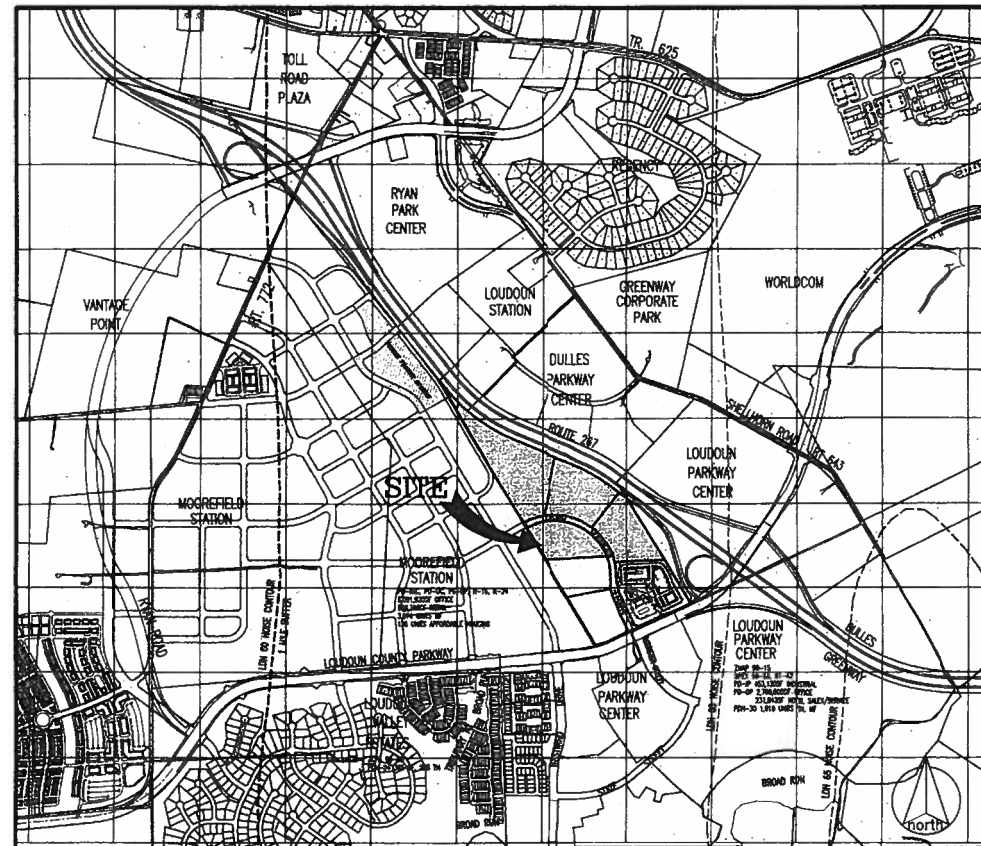
DULLES PARKWAY CENTER II

ZMAP 2005-0041

ZONING MAP AMENDMENT

DULLES ELECTION DISTRICT

LOUDOUN COUNTY, VIRGINIA



VICINITY MAP

SCALE: 1"=100'

OWNER/APPLICANT

MILLER & SMITH AT DULLES
PARKWAY CENTER, L.L.C.
C/O MILLER & SMITH
8401 GREENSBORO DRIVE,
SUITE 300
MCLEAN, VA 22102

William C. May
APPLICANT SIGNATURE

7/6/07
DATE

NOTES:

1. THE BOUNDARY INFORMATION SHOWN IS BASED ON A LOUDOUN COUNTY PCT MAP 089, THE PROPERTIES LISTED IN NOTE 2 ARE FOUND AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA (D.B. 2195, PG 406).
2. THIS SITE IS DELINEATED ON TAX ASSESSMENT MAP NO. 93 (10), LOTS 8, 9, 10 & 12. (MCPI #089.26.7927, 089.27.5311, 089.17.9862 & 089.17.2256)
3. THIS PROPERTY IS CURRENTLY ZONED PD-OP AND PD-IP AND IS WITHIN ONE MILE BUFFER PORTION OF THE AIRPORT IMPACT OVERLAY DISTRICT. THE PROPERTY IS ALSO SUBJECT TO THE F.O.D. (FLOODPLAIN OVERLAY DISTRICT).
4. BASED ON LOUDOUN COUNTY ASSESSMENT FOR REAL PROPERTY, THE TOTAL AREA OF THE SITE IS APPROXIMATELY 40.25 ACRES. THE PROPOSED USE IS MIXED USE, RESIDENTIAL AND COMMERCIAL (PD-TRC).
5. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM LOUDOUN COUNTY PCT MAP 089. CONTOUR INTERVAL IS 5 FEET. ALL ELEVATIONS ARE BASED ON U.S.G.S. OR U.S.C. & G.S. MEAN SEA LEVEL DATUM.
6. THE SITE WILL BE SERVED BY PUBLIC WATER SYSTEM AND A PUBLIC SEWER SYSTEM.
7. 100-YEAR FLOODPLAIN SHOWN HEREON IS BASED ON THE FLOODPLAIN MAP OF LOUDOUN COUNTY. APPLICATION SHALL COMPLY WITH REQUIREMENTS SET FORTH IN SECTION 4-1500 OF THE ORDINANCE.
8. SOILS INFORMATION IS BASED ON THE LOUDOUN COUNTY SOILS OVERLAY MAPS.
9. ALL PUBLIC STREETS SHOWN SHALL BE CONTAINED WITHIN A DEDICATED PUBLIC RIGHT-OF-WAY.
10. AN ARCHEOLOGICAL SURVEY DATED 04/03 WAS PERFORMED BY THUNDERBIRD ARCHEOLOGICAL ASSOCIATES, INC. BASED ON THIS SURVEY, NO ARCHEOLOGICAL, NATURAL OR HISTORIC FEATURES, CEMETERIES AND HISTORIC LANDMARKS WERE IDENTIFIED ON THE SITE.
11. A TRAFFIC IMPACT MEMO WAS PREPARED BY GROVE/SLADE ASSOCIATES INC. DATED NOVEMBER 8, 2005.
12. EXISTING WETLANDS HAVE BEEN DELINEATED BY WSSI AND WILL BE SUBJECT TO VERIFICATION BY THE USCOE. NO OTHER FEDERAL OR STATE PERMITS OR CONDITIONS ARE KNOWN TO LIMIT DEVELOPMENT ON THE SUBJECT PROPERTY.
13. ALL CONSTRUCTION SHALL CONFORM TO CURRENT LOUDOUN COUNTY, LCSA, AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE MODIFIED BY THIS APPLICATION.
14. STORMWATER MANAGEMENT/BMP SHALL BE PROVIDED IN ACCORDANCE WITH THE FACILITY STANDARDS MANUAL IN EFFECT AT THE TIME OF ACCEPTANCE OF THE CONSTRUCTION PLANS AND PROFILES.
15. TREE SAVE AND/OR TREE PLANTING AND REPLACEMENT TO CONFORM TO THE LOUDOUN COUNTY FSM SECTION 7.300 AND SECTION 5-1300 OF THE REVISED 1993 ZONING ORDINANCE. A TREE STAND EVALUATION WAS PREPARED BY WSSI.
16. SUBDIVISION STREET INTERSECTION LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH LOUDOUN COUNTY FSM SECTION 7-100.
17. ALL OPEN SPACE TO BE OWNED AND TO BE THE MAINTENANCE RESPONSIBILITY OF THE EXISTING PROPERTY OWNERS ASSOCIATION, AND THE POA IS TO BE ESTABLISHED (AMENDED) PRIOR TO APPROVAL OF THE FIRST RECORD PLAT.
18. ANY AND ALL EXISTING WELLS AND OR SEPTIC SYSTEMS MUST MEET CURRENT HEALTH DEPARTMENT STANDARDS OR SHALL BE REMOVED/ABANDONED IN ACCORDANCE WITH STATE REGULATIONS.
19. NO TOXIC SUBSTANCES OR HAZARDOUS WASTE WERE IDENTIFIED ON THE SUBJECT PROPERTY. AS DEFINED BY TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 118.4, 302.4 AND 355 AND AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT.
20. ANY RESIDENTIAL STRUCTURES THAT ARE CONSTRUCTED ON POORLY DRAINED, HYDRIC SOILS SHALL IMPLEMENT THE RECOMMENDATIONS OF A GEOTECHNICAL STUDY. CLASS IV SOILS SHALL BE INDICATED ON FUTURE SUBDIVISION SUBMITTALS AND THOSE LOTS EFFECTED SHALL BE NOTED ON THE PLAT.
21. THE PROPERTY WILL BE SERVED BY THE FOLLOWING PUBLIC FACILITIES:
ELEMENTARY SCHOOL: LEGACY ES
MIDDLE SCHOOL: EAGLE RIDGE
HIGH SCHOOL: BRIAR WOODS
FIRE/RESCUE: MOOREFIELD
LIBRARY: ASHBURN
PARKS/RECREATION: BRAMBLETON REGIONAL PARK
GOVERNMENT/SOCIAL SERVICES: LOUDOUN COUNTY
22. CONSTRUCTION WILL GENERALLY BE ACCOMPLISHED IN TWO PHASES BASED ON THE AVAILABILITY OF BUS SERVICES.
23. DULLES AIRPORT NOISE ZONES ARE SHOWN PER LOUDOUN COUNTY GIS. THE PROPERTY FALLS WITHIN THE LDN-60 1-MILE BUFFER, WHICH REQUIRES DISCLOSURE TO PROSPECTIVE PURCHASERS THAT THEY ARE LOCATED WITHIN AN AREA THAT WILL BE IMPACTED BY AIRCRAFT OVERFLIGHTS AND AIRCRAFT NOISE IN ACCORDANCE WITH SECTION 4-1400 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
24. ALL PROPOSED UTILITY DISTRIBUTION LINES SHALL BE PLACED UNDER GROUND
25. JURISTCTIONAL WATERS AND WETLANDS DEPICTED ON THE PLAN WERE DELIMITED BY WETLAND STUDIES AND SOLUTIONS AND CONFIRMED BY THE ARMY CORPS OF ENGINEERS JD#00-B0876, ISSUED ON JANUARY 9, 2006.

SHEET INDEX

1. COVER SHEET
2. CONTEXT MAP
3. CONCEPT DEVELOPMENT PLAN
4. OVERALL PEDESTRIAN & VEHICULAR CIRCULATION PLAN
5. AMENITIES PLAN
6. OPEN SPACE, STREETScape AND TYPICAL SECTIONS
7. ZONING TABULATIONS AND MODIFICATIONS
8. BUILDING ELEVATIONS
9. COMBINED LAND USE PLAN
10. EXISTING CONDITIONS

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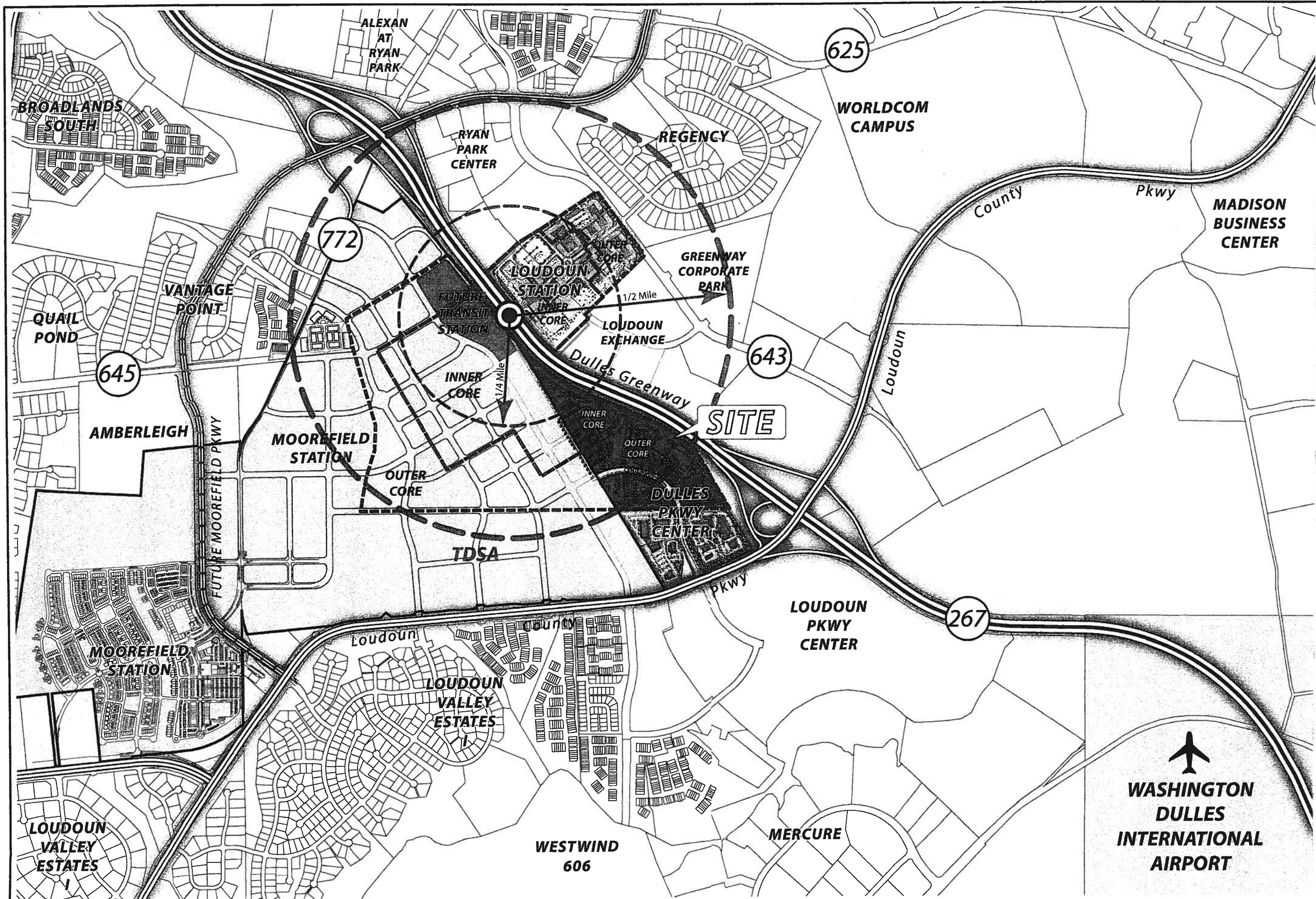
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Leeburg, Virginia 20175
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COVER SHEET
DULLES PARKWAY CENTER II
ZONING MAP AMENDMENT
ZMAP 2005-0041
DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

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1/25/07	1ST REFERRAL COMMENTS
4/16/07	2ND REFERRAL COMMENTS
5/14/07	FOR PC HEARING
6/4/07	STAFF COMMENTS
7/6/07	CO. ATTORNEY COMMENTS

DATE	DESCRIPTION
CW	CW
DESIGN	DRAWN
SCALE	H: AS SHOWN
JOB No.	1221-01-013
DATE	NOVEMBER, 2005
FILE No.	1221-D-ZP-001





NOTE: SITE CONCEPT ILLUSTRATIVE IS FOR INFORMATION ONLY
TO SHOW CONNECTIVITY TO MOOREFIELD STATION.

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CONTEXT MAP
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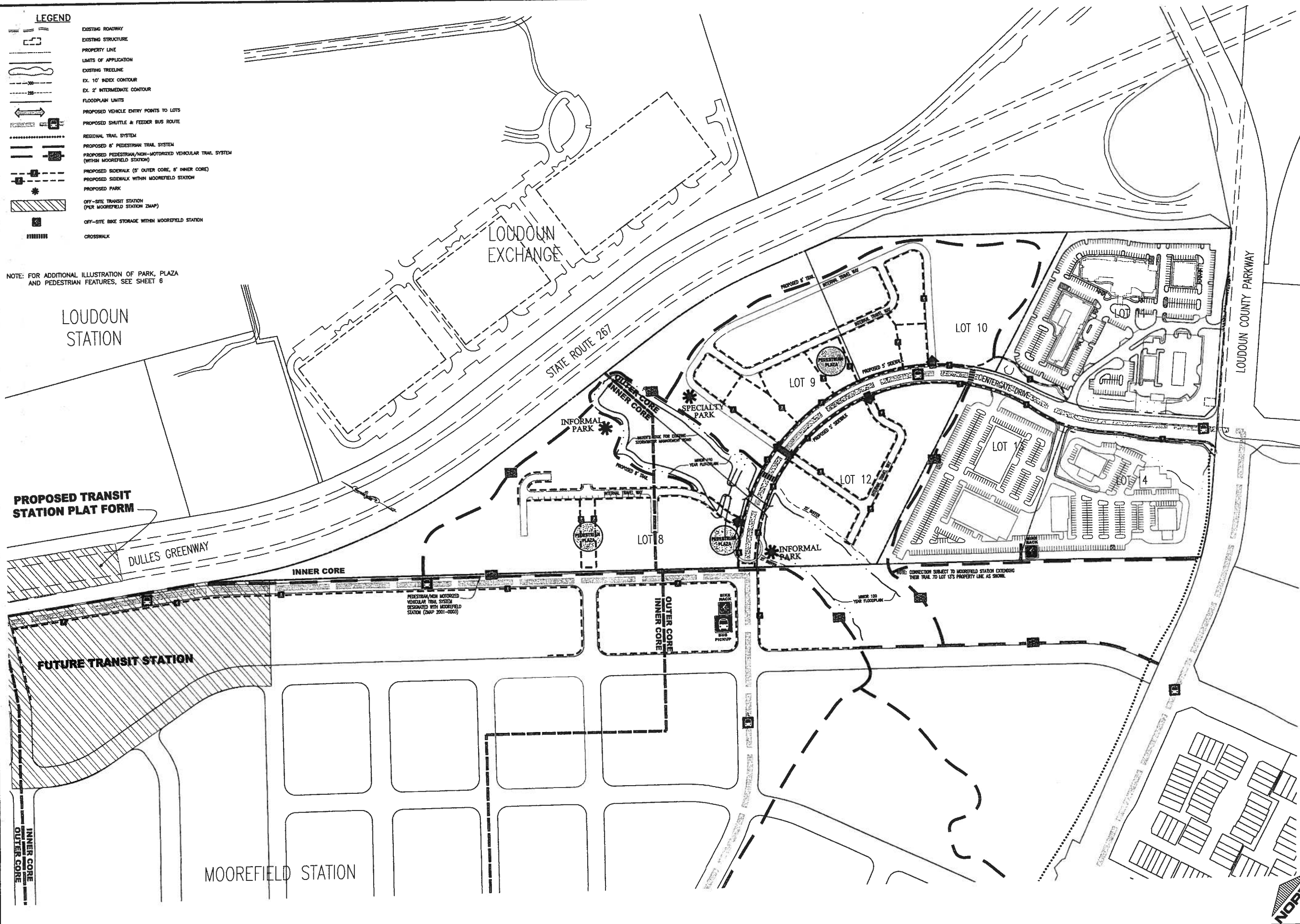
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JOB No.	1221-01-013
DATE	NOVEMBER, 2005
FILE No.	1221-D-ZP-001



LEGEND

- EXISTING ROADWAY
- EXISTING STRUCTURE
- PROPERTY LINE
- LIMITS OF APPLICATION
- EXISTING TREELINE
- EX. 10' INDEX CONTOUR
- EX. 2' INTERMEDIATE CONTOUR
- FLOODPLAIN LIMITS
- PROPOSED VEHICLE ENTRY POINTS TO LOTS
- PROPOSED SHUTTLE & FEEDER BUS ROUTE
- REGIONAL TRAIL SYSTEM
- PROPOSED 8" PEDESTRIAN TRAIL SYSTEM
- PROPOSED PEDESTRIAN/NON-MOTORIZED VEHICULAR TRAIL SYSTEM (WITHIN MOOREFIELD STATION)
- PROPOSED SIDEWALK (5' OUTER CORE, 8' INNER CORE)
- PROPOSED SIDEWALK WITHIN MOOREFIELD STATION
- PROPOSED PARK
- OFF-SITE TRANSIT STATION (FOR MOOREFIELD STATION ZMAP)
- OFF-SITE BIKE STORAGE WITHIN MOOREFIELD STATION
- CROSSWALK

NOTE: FOR ADDITIONAL ILLUSTRATION OF PARK, PLAZA AND PEDESTRIAN FEATURES, SEE SHEET 6



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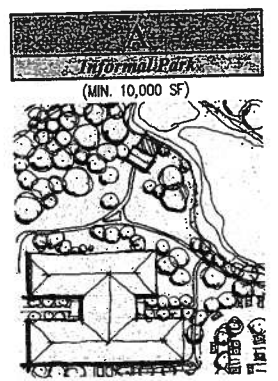
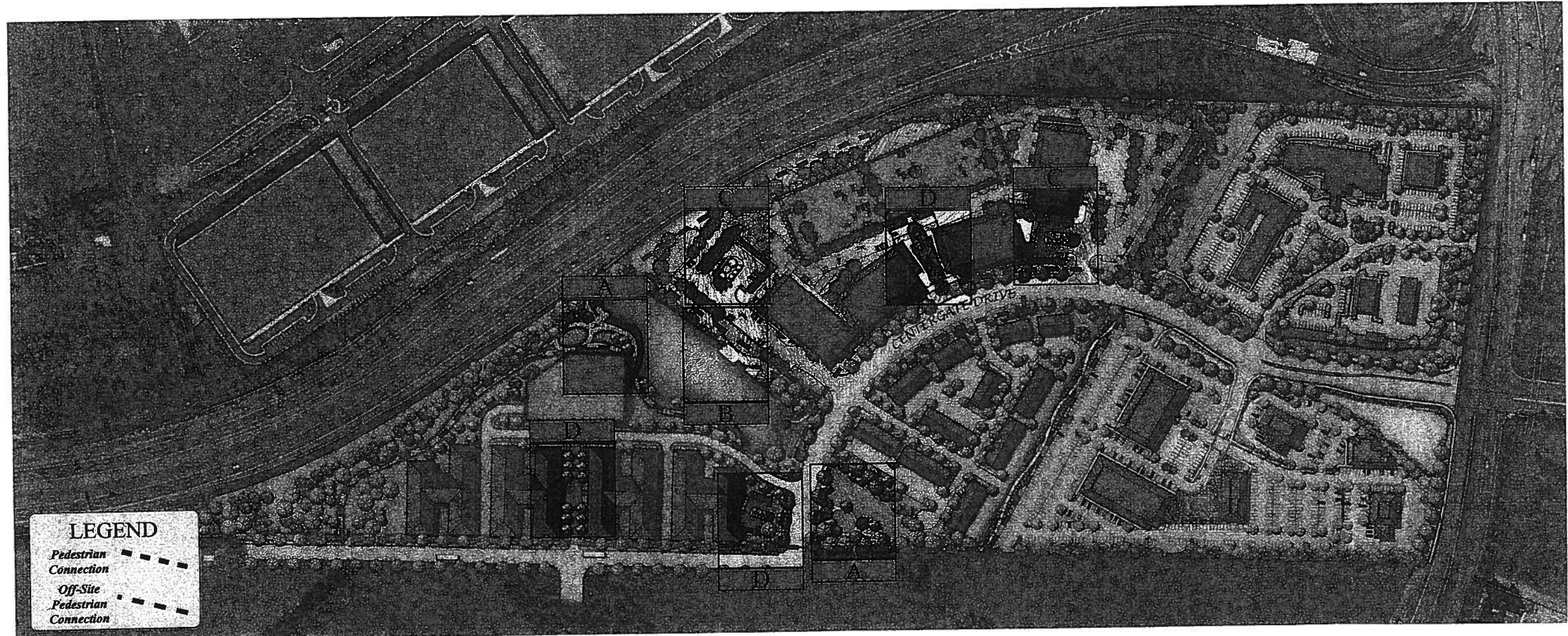
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OVERALL PEDESTRIAN AND VEHICULAR CIRCULATION PLAN
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DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

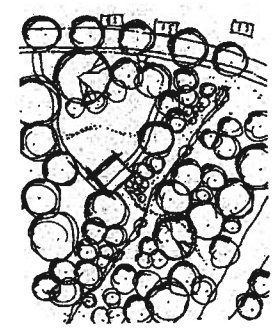
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1/25/07	1ST REFERRAL COMMENTS	
4/16/07	2ND REFERRAL COMMENTS	
5/14/07	FOR PC HEARING	
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7/16/07	CO. ATTORNEY COMMENTS	
DATE	DESCRIPTION	
CHK	CW	MWB
DESIGN	DRAWN	CHKD
SCALE	H: 1"=150'	V: 1"=150'
JOB No.	1221-01-013	
DATE	NOVEMBER, 2005	
FILE No.	1221-D-ZP-001	
SHEET	4 OF 10	



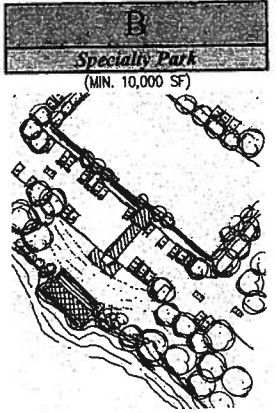
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	DRAWN	CHKD
SCALE	H: NTS V:	
JOB No.	1221-01-013	
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5 of 10		
SHEET		



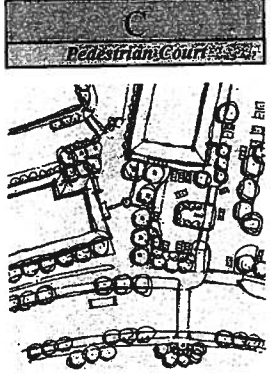
- Lot 8**
- Focal Point from Internal and External Areas
- Informal Green Space
- Public Access
- Enhanced Landscaping along water's edge



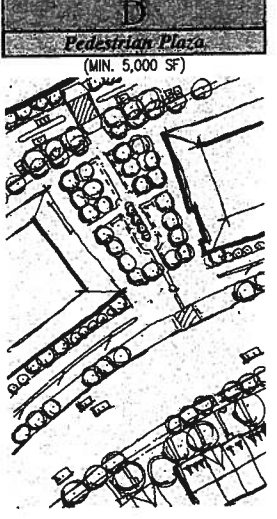
- Lot 12**
- Well Defined, Natural Edges
- Picnic Pavilion - Focal Point
- Forest Restoration in Flood Plain



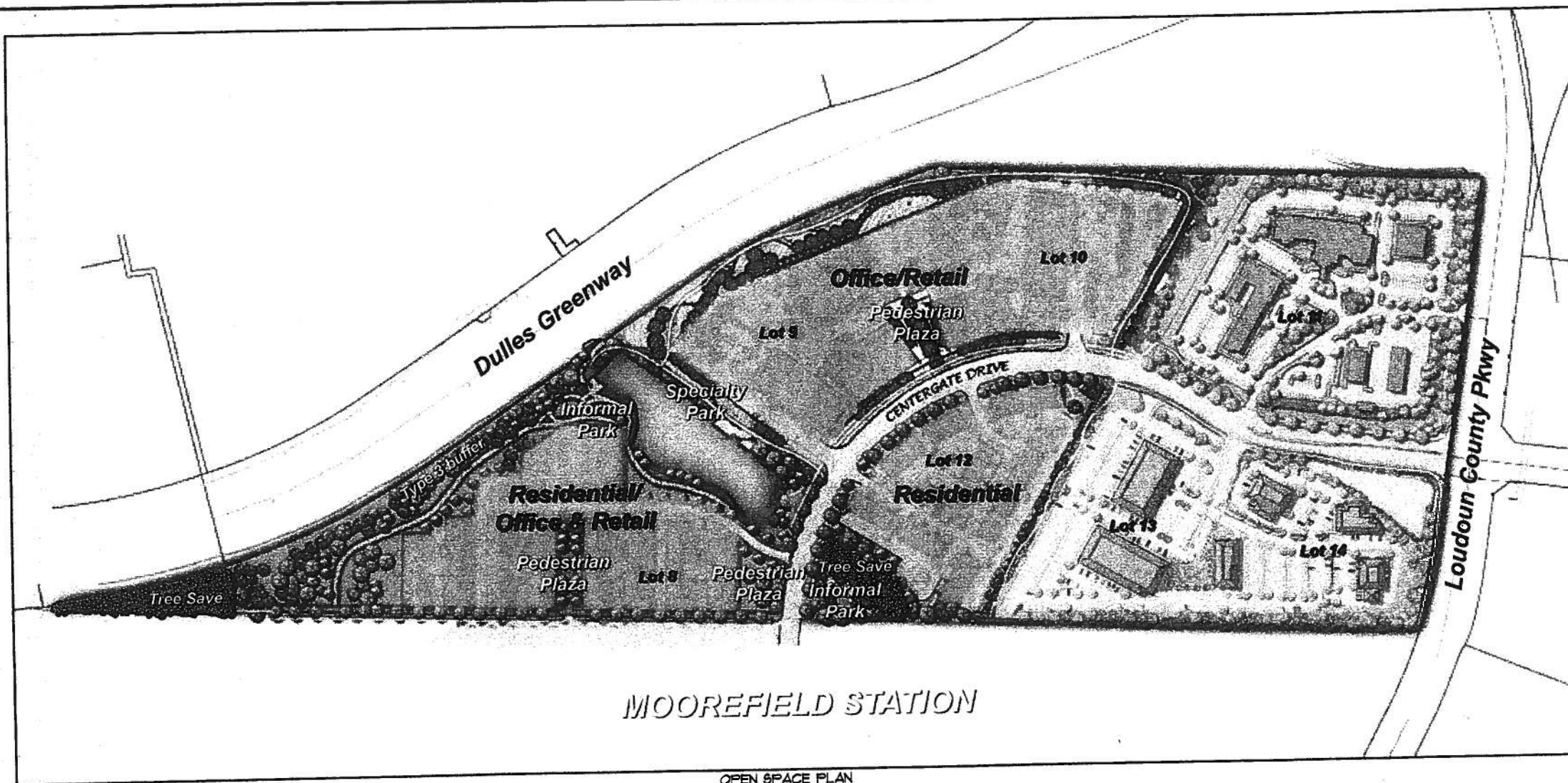
- Lot B**
- Pedestrian Scale and Connections
- Handicap Access
- Water Level Access, Picnic, and Seating Area
- Focal Point
- Enhanced Landscaping along water's edge



- Lot C**
- Pedestrian Oriented Entrances
- Pedestrian Connections to Principle Entrances
- Integrated Modes
- Plaza
- Specialty Pavement
- Marked Crosswalks and Parallel Sidewalks
- Formal Street Tree Patterns

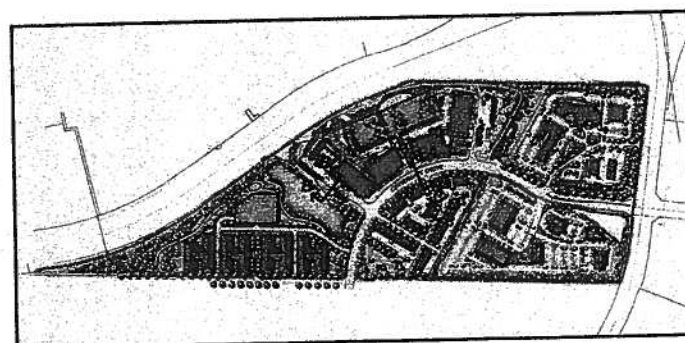


- Lot D**
- Internal Connections
- "Connector" Park with Seating
- Pedestrian Multi-Use Path
- Picnic and Seating Area
- Connections to Primary Entrances
- Parallel Sidewalks
- Focal Point
- Bike Rack(s)



MOOREFIELD STATION

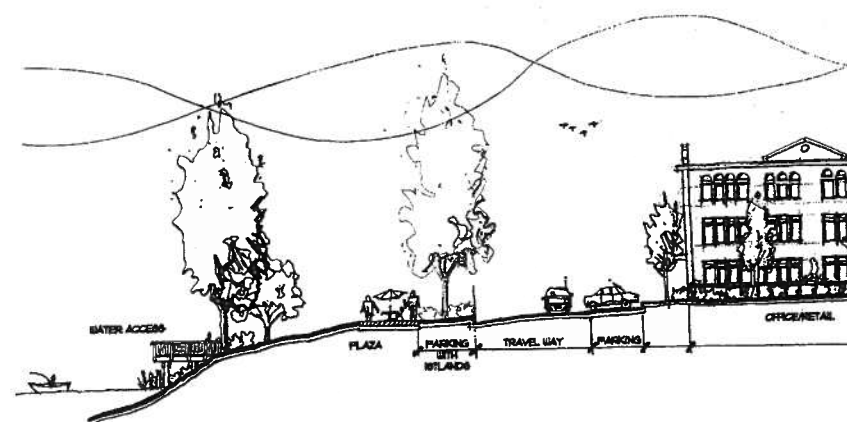
OPEN SPACE PLAN
NOT TO SCALE



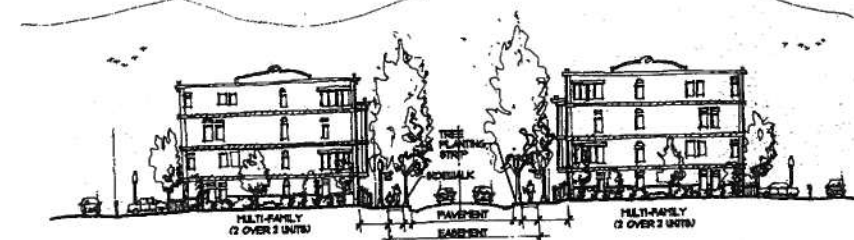
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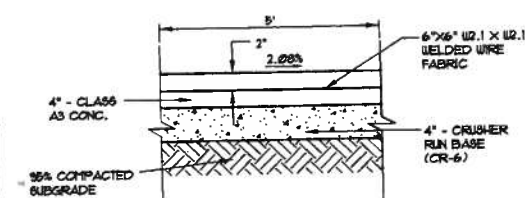
CENTERGATE DRIVE STREET ELEVATION
CROSS-SECTION A-A
NOT TO SCALE



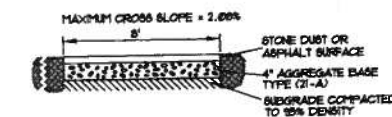
SPECIALTY PARK - WATERFRONT AREA
CROSS-SECTION B-B
NOT TO SCALE



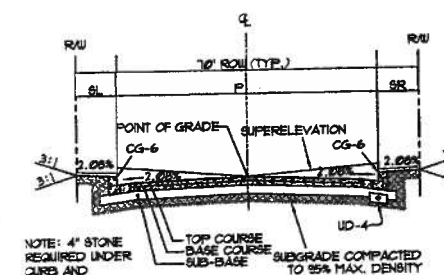
RESIDENTIAL AREA
CROSS-SECTION C-C
NOT TO SCALE



TYPICAL SECTION
CONCRETE SIDEWALK
NOT TO SCALE



TYPICAL PEDESTRIAN/NON-
MOTORIZED TRAIL DETAIL
(OR APPROVED EQUAL AT CPAP PHASE)
NOT TO SCALE



TYPICAL SECTION - CENTERGATE DRIVE
ALONG THE FRONTAGE
NOT TO SCALE

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OPEN SPACE, STREETSCAPE AND TYPICAL SECTIONS
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ZONING MAP AMENDMENT
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DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

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ZONING REQUIREMENTS
LAND USE SUMMARY

Land Use Summary				
Existing Zoning				PD-OP and PD-IP
Proposed Zoning				PD-TRC
Total Site Area			40.25	acres
Building Requirements		Minimum	Maximum	
Building Height				
Inner Core		35	175	
Outer Core		25	125	
Floor Area Ratio				
Inner/Outer Core Subareas				Proposed
Prior to Bus			0.6	See phasing plan
Bus			1.0	See phasing plan
Rail			2.0	None proposed
Number of Dwelling Units/Acre				
Inner/Outer Core Subareas				Proposed
Prior to Bus			16	See phasing plan
Bus			32	See phasing plan
Rail			50	None proposed
Mix of Uses				
Inner/Outer Core Subareas				Proposed
Residential		20	31%	12.40
Office		20	24%	9.70
Commercial Retail & Services		10	See ZMOD "D&E" (this sh)	0.00
Parks, Civic & Open Space		20	20%	8.05
Open Space Tabulations				
Open Space Required				20%
(Inner/Outer Core: Public, Civic and Open Space areas)				
Open Space Provided				20%
(Inner/Outer Core: Public, Civic and Open Space areas)				
Landscaped Open Space				
		Minimum		Proposed
Inner Core		No minimum		5%
Outer Core		10		10%
Parking Tabulations				
In accordance with Zoning Ordinance requirements				

Proposed Phasing Table (Minimum - Maximum Densities for PD-TRC District):													
Primary Use	Acres	Phase 1 - Prior to bus						Phase 2 - Bus Service					
		Inner Core	Inner Core (Prop Density)	Outer Core	Outer Core (Prop Density)	Total (min. max.)	Max. FAR or Density	Inner Core	Inner Core (Prop Density)	Outer Core	Outer Core (Prop Density)	Total (min. max.)	Max. FAR or Density
Residential	22.01	0-170	0-7.7	16-130	0.7-5.9	16-300	16/acre	170-494	7.7-22.4	100-130	4.5-5.9	270-624	32/acre
Office/Retail	18.24	0	0	100,000-475,000	0.1-0.6	100,000-475,000	0.60	30,000-60,000	0.4-0.75	220,000-540,000	0.3-0.67	250,000-600,000	1.00
Total	40.25					0						0	
Open Space	8.05					8.05						8.05	
(1) No Rail phase is proposed with this project.													
(2) ADUs shall be provided in accordance with the Zoning Ordinance.													

ZONING ORDINANCE MODIFICATION:

- A. A MODIFICATION IS HEREBY REQUESTED OF SECTION 5-900(A)(2) AND (C) TO MAINTAIN 125' BUILDING SETBACK AND 50' PARKING SETBACK (FOR BOTH SURFACE AND STRUCTURE PARKING) ALONG THE EXISTING DULLES GREENWAY (ROUTE 267) IN ACCORDANCE WITH THE PREVIOUSLY APPROVED ZONING CASE, ZMAP 89-0038.
- B. A MODIFICATION IS HEREBY REQUESTED OF SECTION 4-1113(A)(1) TO REDUCE THE MINIMUM 70% REQUIREMENT (INNER CORE) AND MINIMUM 50% REQUIREMENT (OUTER CORE) OF ANY LOT WIDTH ADJACENT TO A PUBLIC RIGHT-OF-WAY TO BE OCCUPIED BY A BUILDING WALL BUILT TO THE SETBACK LINE. ACCESS TO ANN STREET IS NOT AVAILABLE THROUGH MOOREFIELD STATION.
- C. A MODIFICATION IS HEREBY REQUESTED OF SECTION 4-1110(D), TO ALLOW BLOCKS TO EXCEED THE MAXIMUM DISTANCE OF 400 FEET OUTLINED IN THE TEXT, TO THAT SHOWN ON THE PLAN. DUE TO THE PHYSICAL FEATURES OF CENTERGATE DRIVE, EXSISTING SWM POND AND NATURAL FLOODPLAIN AREA, THE MAXIMUM DISTANCE MAY NOT BE ACHIEVED.
- D. A MODIFICATION IS HEREBY REQUESTED OF SECTION 4-1109(A), TO ELIMINATE THE 10% REQUIREMENT OF GROSS LAND AREA FOR COMMERCIAL RETAIL AND SERVICES.
- E. A MODIFICATION IS REQUESTED OF SECTION 4-1109(C), TO ELIMINATE THE REQUIREMENT FOR ALL MINIMUM LAND USE CATEGORY PERCENTAGES TO BE ACHIEVED BEFORE ANY ONE CATEGORY IS EXCEEDED.
- F. A MODIFICATION IS HEREBY REQUESTED TO ELIMINATE THE REQUIREMENT TO PROVIDE A TDSA SUBAREA IN THE PD-TRC DISTRICT AS REQUIRED IN SECTION 4-1102(A) & (C).
- G. A MODIFICATION IS HEREBY REQUESTED OF SECTION 5-1414B(3), TYPE 3 BUFFER REQUIREMENT FOR A BERM TO BE LOCATED ALONG THE DULLES GREENWAY (ARTERIAL ROAD). THE APPLICANT REQUESTS THAT THE BERM BE OMITTED IN THE LOCATION OF THE STORM OUTFALL UNDER DULLES GREENWAY, THE LOCATION OF THE EXISTING SWM POND, AS WELL AS LOCATIONS WHERE THE PROVISION OF A BERM WOULD REQUIRE THE REMOVAL OF EXISTING VEGETATION.
- H. A MODIFICATION IS REQUESTED OF SECTION 4-1110(C) TO ELIMINATE THE REQUIREMENT FOR THE TRANSIT RELATED CENTER TO BE ARRANGED IN A GENERALLY RECTILINEAR PATTERN OF INTERCONNECTING STREETS AND BLOCK.
- I. A MODIFICATION IS REQUESTED OF SECTION 4-1113(B) TO ELIMINATE THE OUT CORE 30% MINIMUM FIRST FLOOR PEDESTRIAN-ORIENTED DEVELOPMENT FOR THE MULTI-FAMILY (WALK-UP) UNITS ON LOT 12.
- J. A MODIFICATION IS REQUESTED OF SECTION 4-1121(C) TO ALLOW COMMERCIAL USES TO BE ACCESSED BY PRIVATE STREETS.

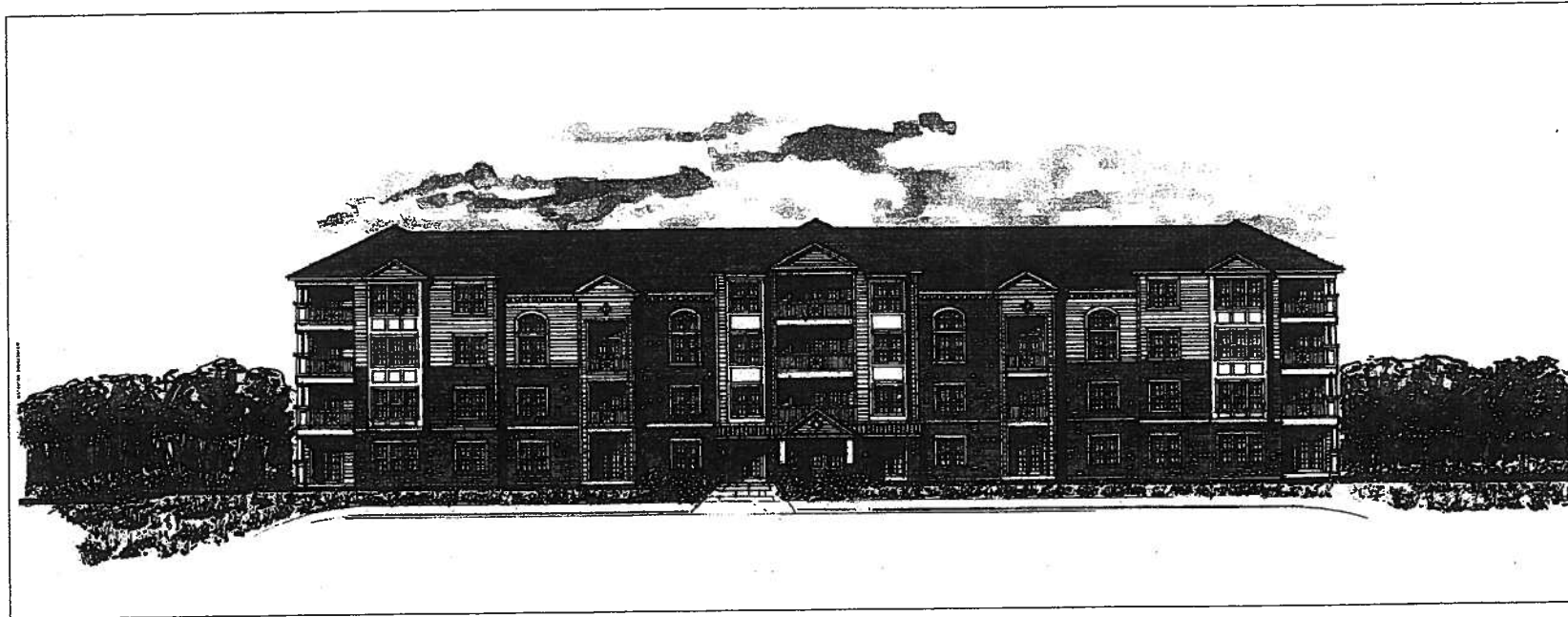
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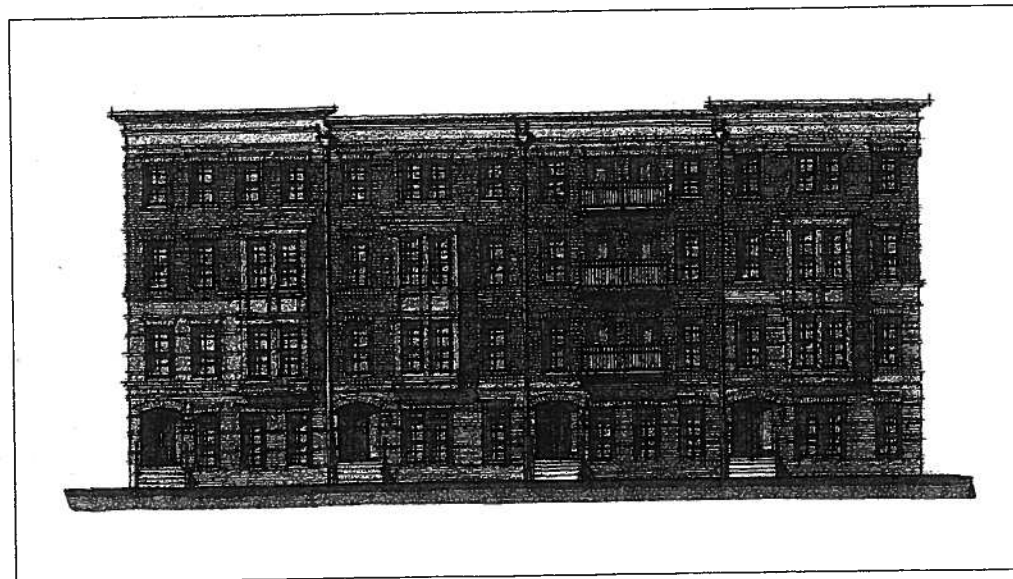
ZONING TABULATIONS AND MODIFICATIONS
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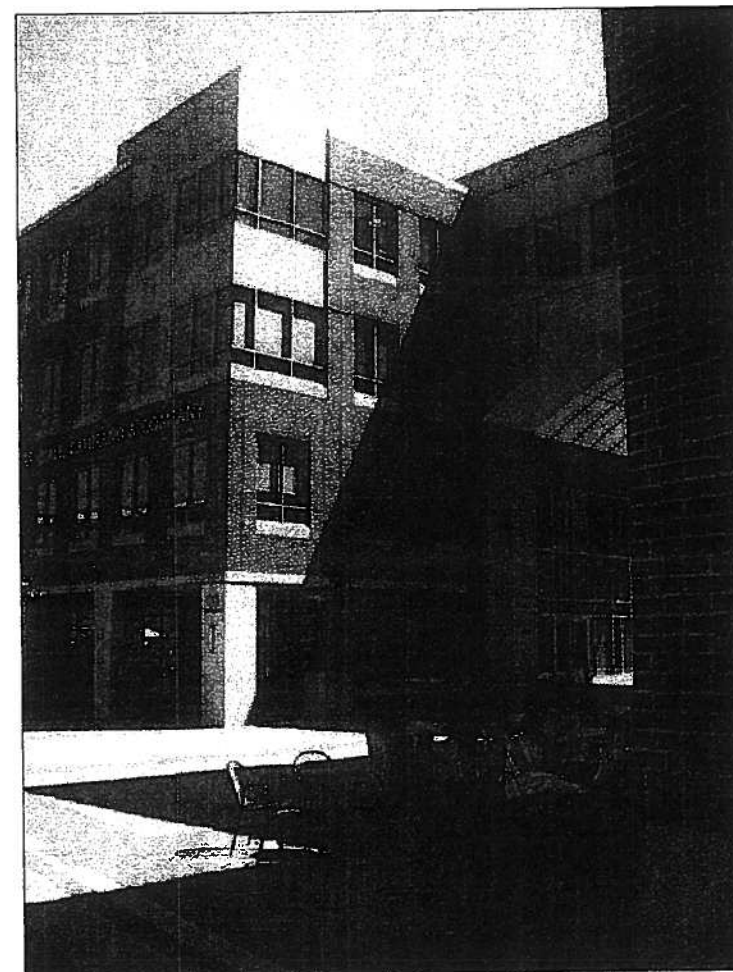
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JOB No. 1221-01-013
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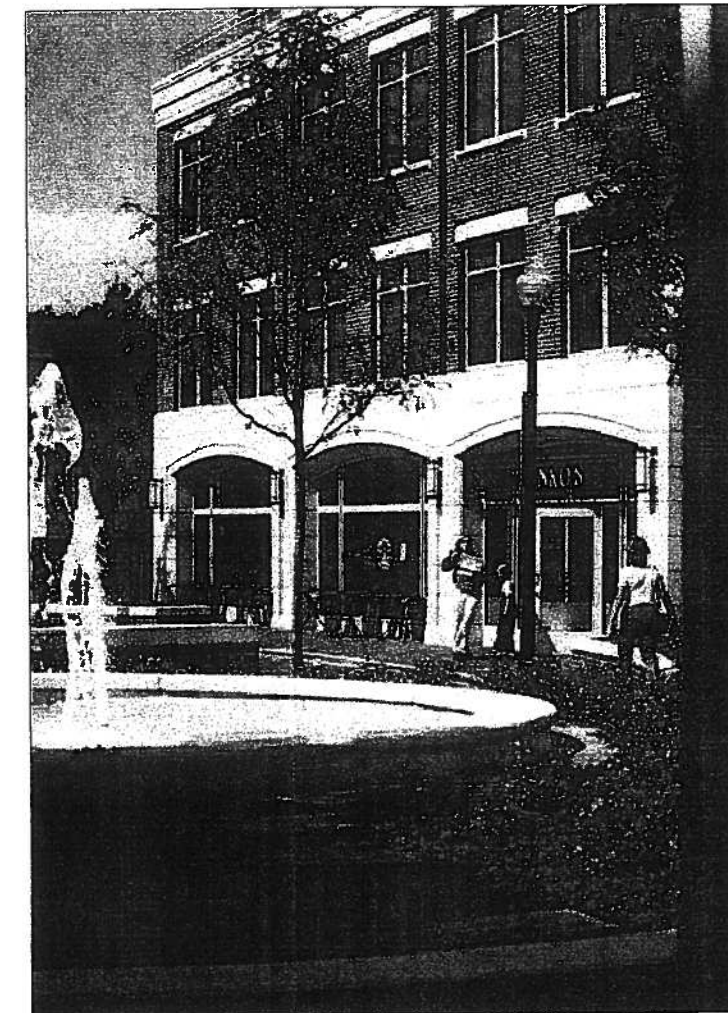
MULTIFAMILY — MID-RISE (TYPICAL)



MULTIFAMILY — WALK-UP (TYPICAL)



OFFICE (TYPICAL)



OFFICE OVER RETAIL (TYPICAL)

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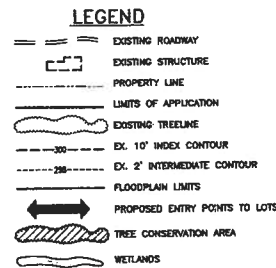
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FILE No.		1221-D-ZP-001	
SHEET		8 of 10	

NOTE: ILLUSTRATIONS ARE SHOWN TO CONVEY QUALITY OF ARCHITECTURE AND SCALE OF PROPOSED BUILDINGS. ACTUAL ARCHITECTURE MAY BE ALTERED TO UNIFY PROJECT BUILDINGS.

Doc file name: P:\1221-01-013\Referring\Sheet\8-01.dwg and details.dwg



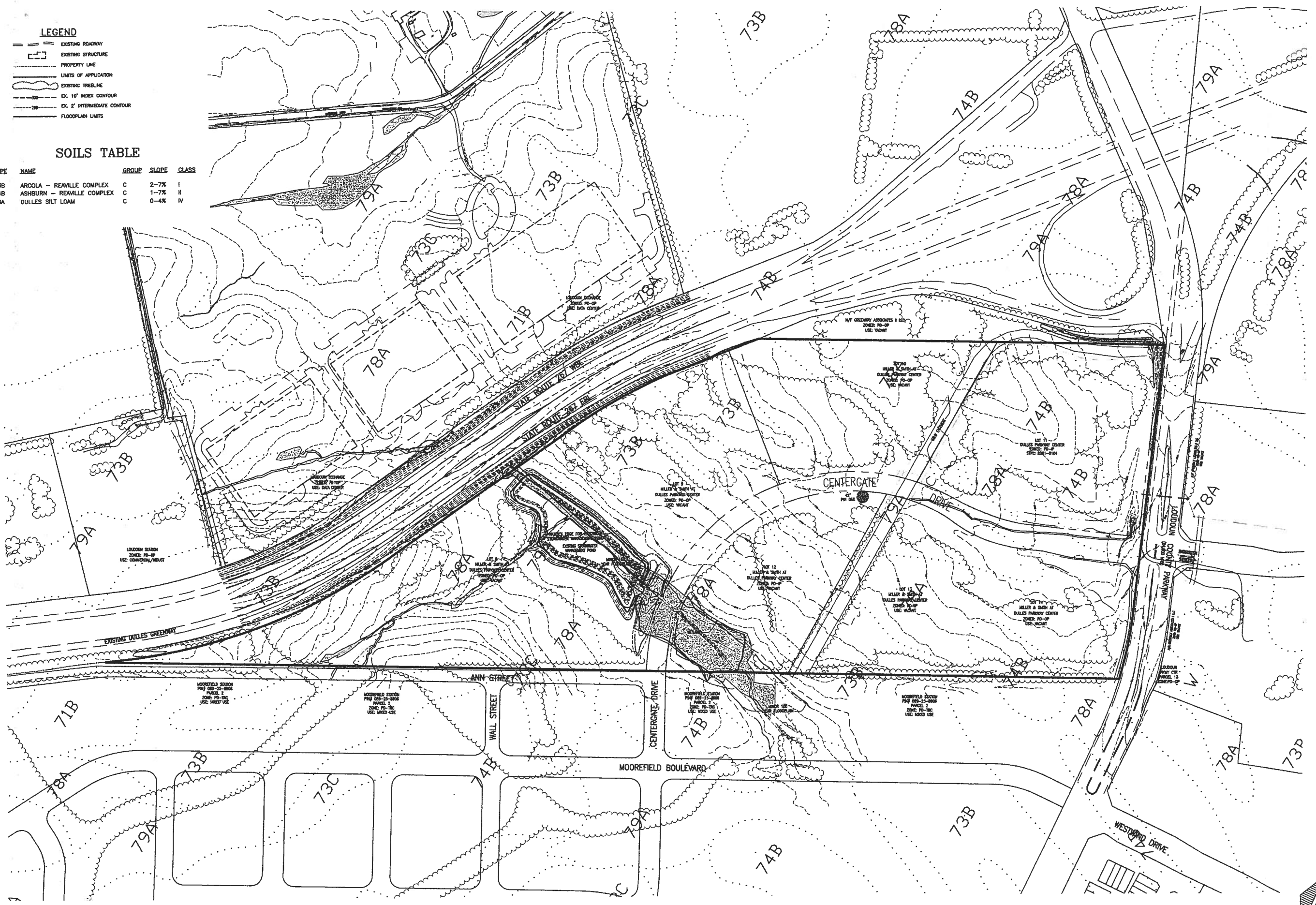
DATE		DESCRIPTION	
CW DESIGN	CW DRAWN	MWB CHKD	
SCALE		H: 1"=100' V:	
JOB No. 1221-01-013			
DATE		NOVEMBER, 2005	
FILE No. 1221-D-ZP-00			
SHEET		9 OF 10	

LEGEND

- EXISTING ROADWAY
- EXISTING STRUCTURE
- PROPERTY LINE
- LIMITS OF APPLICATION
- EXISTING TREELINE
- EX. 10' INDEX CONTOUR
- EX. 2' INTERMEDIATE CONTOUR
- FLOODPLAIN LIMITS

SOILS TABLE

TYPE	NAME	GROUP	SLOPE	CLASS
73B	ARCOLA - REAVILLE COMPLEX	C	2-7%	I
74B	ASHBURN - REAVILLE COMPLEX	C	1-7%	II
78A	DULLES SILT LOAM	C	0-4%	IV



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DULLES PARKWAY CENTER II
ZONING MAP AMENDMENT
ZMAP 2005-0041
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PLAN STATUS

1/30/06	COUNTY COMMENTS
1/25/07	1ST REFERRAL COMMENTS
4/16/07	2ND REFERRAL COMMENTS
5/14/07	FOR PC HEARING
6/4/07	STAFF COMMENTS
7/6/07	CO. ATTORNEY COMMENTS

DATE	DESCRIPTION
CW DESIGN	CW DRAWN
SCALE	1"=150'
JOB No.	1221-01-013
DATE	NOVEMBER, 2005
FILE No.	1221-D-ZP-001
SHEET	10 OF 10

